

COUNTYWIDE ZONING WORKPLAN OVERVIEW

Phase 1 – Apply baseline zoning regulations countywide to address density, use, setbacks and heights. Use the subdivision review criteria as part of the basis for data analysis that will be used to apply zoning to the land because it can allow for a more streamlined subdivision review process. (See below for more details.)

Phase 2 - Develop more detailed zoning regulations and/or other planning tools, such as a Transfer of Development Rights (TDR) program, in those areas that are determined to warrant further protection and/or require more detailed development standards. Some of these areas/situations have already been identified and projects may continue at the same time as the Phase 1 effort. Other future projects may arise during Phase 1 community discussions. These can be added to the work plan after Phase 1 is complete. (See page 6 for more details.)

COUNTYWIDE ZONING PHASE 1 - WORKPLAN

APPLY BASELINE ZONING REGULATIONS COUNTYWIDE TO ADDRESS DENSITY, USE, SETBACKS AND HEIGHTS (THE LATTER THREE REQUIRED BY STATE LAW)

Note: Highlighted items indicate public involvement component.

Establish Countywide Zoning Work Plan

Date	Event/Task	Description
Jan. 2007	Presentation of Proposed Work plan	Planning Staff presents proposed plan for countywide zoning to the public, Planning Board and BCC as part of an overall work plan
Jan. 2007	Adopt work plan	Planning Board, BCC and staff discusses, amends, and finalizes work plan outline; after considering public comment

Create Public Involvement Plan

Lead Planner – To be determined

Timeline – January 2007-to April 2007

Additional Resources – Limited use of Professional Facilitator to assist with public involvement plan (staff is researching cost estimates)

(Note: This project will overlap with the actual start of the public process because information gained in the public process can be used to develop the public involvement plan.)

Date	Event/Task	Description
Jan. to Feb 2007	Develop initial ideas for public involvement plan	Planning Board (committee?), Planning Staff and Community Leaders (as they are identified) will work together to identify different ways to disseminate information and obtain feedback on aspects of the countywide zoning project. Evaluate and consider public involvement tools/forums, which may include, but are not limited to: Public forums, surveys, workshops, guest editorials, charettes, focus groups, website updates, blogs/listservs, newsletters, newspaper inserts, newspaper advertisements, school and other community based newsletters, informal networking, use of existing social, political and fraternal organizations

Jan. to May 2007	Identify key Community Leaders and establish Planning Committees for each planning area	For each planning area (school district), have communities identify key community leaders that will assist in the countywide zoning project as representatives, resource people and communicators. Establish Planning Committees for each planning area comprised of willing Community Leaders who will be responsible for assisting in facilitating public meetings, communicating countywide zoning information to people in their area, serve as representatives in smaller group discussions, etc.
Mar. to Apr. 2007	Finalize public involvement plan and revise work plan to reflect public involvement plan	Community Leaders, Planning Committees, Planning Board (committee?) and Planning Department finalizes the outline of the public involvement plan that will include information regarding: tools to be used to disseminate information, key points at which information needs to be disseminated, key points at which feedback needs to be solicited, methods for soliciting feedback at each key milestone and the formal public hearing process. (Use general public outreach plan for guidance.)
Apr. 2007	Revise work plan to reflect public involvement plan	Once the public involvement plan is reviewed and adopted in public meetings by the BCC, the overall work plan will be revised to reflect this change

Create Zoning Resolution/Regulations

Develop baseline zoning regulations for density, use, setbacks and heights (the latter three are required under state law)

Lead Planner – Karen Hughes

Timeline – Fall 2006 to May 2007

Additional Resources – Limited use of Professional Facilitator to assist with public process/meetings (staff is researching cost estimates)

Date	Event/Task	Description
Fall to Dec. 2006	Develop preliminary draft resolution/regulations	Land Use Subcommittee of Planning Board works on initial review
Jan. 2007	Finish preliminary revisions to first draft	Planning Staff and Land Use Subcommittee finish revisions and Planning staff presents second draft that highlights sections to consider amending in a streamlined version
Feb. to Mar. 2007	Review second draft zoning resolution/regulations and the Growth Policy	Planning Staff and Land Use Subcommittee streamline the regulations to focus on density, use, setbacks and height and review revised regulations in context of the Growth Policy. If needed identify potential necessary revisions to the Growth Policy

Jan. to May 2007	Identify key Community Leaders and establish Planning Committees for each planning area	For each planning area (school district), have communities identify key community leaders that will assist in the countywide zoning project as representatives, resource people and communicators. Establish Planning Committees for each planning area comprised of willing Community Leaders who will be responsible for assisting in facilitating public meetings, communicating countywide zoning information to people in their area, serve as representatives in smaller group discussions, etc.
Feb. to April 2007	Hold a series of public meetings (to be coordinated with the public meetings about land capability/suitability analysis)	Planning Staff and Land Use Subcommittee hold a series of public meetings throughout the valley to talk in general about zoning, the interim zoning, the plan for development of permanent zoning and request feedback specifically about what zoning should and should not do. As the basis for these meetings, utilize the growth policy and growth policy tools document for a starting point.
April to May 2007	Create public review draft zoning resolution/regulations and necessary revisions to the Growth Policy	Planning Staff and Land Use Subcommittee review and revise the framework document based on public input
TBD	Revise public review draft	Once document is utilized to create the zoning map, additional revisions may be required.

Develop Land Capability and Suitability Analysis

Work with interested agencies and the public to create an analysis using GIS (Geographic Information Systems) showing the relative suitability of land for development based on data that includes information related to the subdivision review criteria such as agriculture, natural environment, local services and public health and safety, and any other criteria deemed important by the public.

Lead Planner – Renee Van Hoven

Timeline – February to August 2007

Additional Resources Needed – GIS consultant (Minimum estimated cost - \$10,000)

Date	Event/Task	Description
Feb. to Apr. 2007	Start research and data collection process, and develop detailed plans for the land capability and suitability analysis	Planning Staff and Planning Board committee (?) identify preliminary research needs. Staff collects needed geographic, demographic data and presents information to committee. Work with agencies to ensure accuracy of data and that it adequately represents the natural and physical environment. Planning Staff (and GIS consultant) finalize plans for the GIS model.
Mar. to May 2007	Hold a series of public meetings (to be coordinated with the public meetings about zoning)	Planning Staff and Planning Board committee (?) to present collected data to the public and request feedback about how to assess resources to be preserved and criteria that should be utilized to identify areas where different types of development are suitable.

Apr.- June 2007	Create draft land capability and suitability analysis	Planning Staff and consultant (?) create a GIS model that analyzes relative suitability of land for development.
June to July. 2007	Present land capability and suitability analysis for quality control	Planning Staff presents the analysis and requests feedback from the planning committees in each community – is the analysis generally accurate in identifying areas suitable and not so suitable for development?
July to Aug. 2007	Modify land capability and suitability analysis	Based on public comment, make modifications to the land capability and suitability analysis

Create the Zoning Map

Apply the zoning regulations to the land capability and suitability analysis -- designate zoning districts throughout the County

Lead Planner – Karen Hughes

Timeline – June to December 2007

Additional Resources – Professional Facilitator (staff is researching cost estimates)

(Note: Under this scenario we would actually start refining the public involvement in developing the zoning map before the land capability/suitability study is complete, but we would have a draft to work with.)

Date	Event/Task	Description
June to July 2007	Operate trial project(s) to create zoning map	Planning Staff, Planning Board and representatives from Planning Committees (with assistance of Professional Facilitator?) test methods for applying regulatory framework to the land and how to implement countywide
Aug. to Sept. 2007*	Develop zoning map in one area of the County	Planning Staff, Planning Board and Planning Committees (Professional Facilitator?) facilitate applying the regulatory framework to the land capability and suitability analysis to create a zoning map for one planning area. – Evaluate process and amend as necessary
Sept. to Nov. 2007*	Develop zoning maps in each planning area - countywide	Planning Staff, Planning Board and Community Leaders (Professional Facilitator?) facilitate applying the zoning resolution/regulations to the land capability and suitability analysis to create a zoning map for each planning area. (Note revisions to regulations may also be warranted at this time.)
Oct. to Nov. 2007	Reconsider Interim Zoning	BCC to hold public hearing(s) and consider whether or not to extend the interim zoning by adoption of a resolution
Oct. to Dec. 2007	Complete the public review draft zoning map	As zoning maps are prepared by staff, review and revise with the public in each planning area.

*Note: This part of the timeline may be adjusted depending on agricultural/forestry work timelines and how they affect community involvement from those people involved in agricultural/forestry work.

Adopt the Countywide Zoning Resolution/Regulations and Zoning Map

Formal and Legally Mandated Public Review Process

Lead Planners – Renee Van Hoven and Karen Hughes

Timeline – January to June 2008

Additional Resources – Professional Facilitator (staff is researching cost estimates)

Date	Event/Task	Description
Jan. to Feb. 2008	Publish draft zoning regulations/resolution and zoning map and any Growth Policy amendments	Planning Staff, Planning Board and Planning Committees to review all documents and ensure consistency then publish documents for public review
Feb. to Apr. 2008	Convene public hearings	Planning Board and BCC to hold legally advertised and mandated public hearings, either separately or jointly.
May 2008	Complete Revisions	Planning Staff, Planning Board and Planning Committees to consider revisions based on public testimony and direction from the Planning Board and BCC.
June 2008	Convene subsequent Planning Board public hearing	Planning Board to make a written recommendation to the BCC.
June 2008	Convene subsequent BCC public hearing	BCC to adopt any necessary amendments to the Growth Policy and the countywide zoning resolution/regulations and map.

COUNTYWIDE ZONING PHASE 2 - WORKPLAN

DEVELOP MORE DETAILED ZONING REGULATIONS IN THOSE AREAS THAT ARE DETERMINED TO WARRANT FURTHER PROTECTION AND/OR REQUIRE MORE DETAILED DEVELOPMENT STANDARDS

Some of these areas/situations have already been identified and projects may continue at the same time as the Phase 1 effort. Other future projects may arise during Phase 1 community discussions. These can be added to the work plan after Phase 1 is complete.

CURRENT EXAMPLES:

1. US HIGHWAY 93 CORRIDOR ZONING – Track UM Land Use Clinic project, which will continue concurrently with Phase 1 through the end of spring. Staff recommends the land use and density work be dealt with through the Phase 1 project.
2. WATERCOURSE SETBACKS – Several efforts are underway in the county – staff will track and work with these groups and make recommendations to the Planning Board and Commissioners as needed. We anticipate this work will occur concurrently with Phase 1 this winter and early spring
3. OLD CORVALLIS ROAD AREA 3 PLAN – Funds have been allocated to implement the Neighborhood Plan. The County is currently evaluating whether to continue with establishing permanent zoning at this time. Staff recommends the baseline zoning be addressed as part of the Phase 1 project and any additional standards/regulations are to be developed as part of a subsequent Phase 2 project.
4. CORVALLIS NEIGHBORHOOD PLAN AND ZONING – This project will follow the Phase 1 project and if additional neighborhood planning and/or development regulations are desired, follow-up work will be completed in Phase 2.